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7

8 **UNITED STATES DISTRICT COURT**

9 **DISTRICT OF NEVADA**

10

11 THE BANK OF NEW YORK MELLON FKA
12 THE BANK OF NEW YORK, AS TRUSTEE
13 FOR THE CERTIFICATEHOLDERS OF
14 CWALT, INC., ALTERNATIVE LOAN
TRUST 2006-HY11, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-
15 HY11,

2:17-cv-01074-RFB-NJK

16 Plaintiff,
17 vs.
18
19 EMILY RUDDELL; SFR INVESTMENTS
POOL 1, LLC; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.;
20 WIGWAM RANCH SQUARE
HOMEOWNERS ASSOCIATION; DOE
21 INDIVIDUALS I-X, inclusive; and ROE
CORPORATIONS I-X, inclusive,
22
23 Defendants,
24 SFR INVESTMENTS POOL 1, LLC,
25 Counter/Cross Claimant,
26 vs.
27
28 THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE

**STIPULATION AND ORDER FOR
DISCLAIMER OF INTEREST AND
DISMISSAL OF MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS, INC. WITH PREJUDICE**

1 FOR THE CERTIFICATEHOLDERS OF
2 CWALT, INC., ALTERNATIVE LOAN
3 TRUST 2006-HY11, MORTGAGE PASS-
4 THROUGH CERTIFICATES, SERIES 2006-
5 HY11; MORTGAGE ELECTRONIC
6 REGISTRATION SYSTEMS, INC. AS
7 NOMINEE BENEFICIARY FOR
COUNTRYWIDE HOME LOANS, INC.;
EMILY RUDDELL, an individual,

8 Counter/Cross Defendants.

9 Defendant/Counter/Cross-claimant, SFR INVESTMENTS POOL 1, LLC (“SFR”),
10 Cross-defendant, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (“MERS”),
by and through their respective counsel of record, hereby stipulate and agree as follows:

11 WHEREAS,

12 1. SFR named MERS as a Cross-defendant in this action;
13 2. The property located at 8601 Little Fox Street, Las Vegas, Nevada 89123
14 (“Property”), was subject to a deed of trust recorded against the Property, on March 31, 2006, as
15 Instrument Number 20060331-0002965 in the Official Records of the Clark County, Nevada
16 Recorder’s Office (“**Deed of Trust**”);

17 3. MERS, solely as nominee for lender, Countrywide Home Loans, Inc., and its
18 successor and assigns, was designated as the original beneficiary of the Deed of Trust;

19 4. On December 5, 2012, the Property was sold pursuant to a Nevada homeowners’
20 association (“HOA”) lien defined under NRS 116.3116(2);

21 5. MERS, as nominee for Countrywide Home Loans, Inc., its successors and assigns
hereby disclaims all interest in the Deed of Trust against the Property;

22 8. SFR will not seek to recover costs or attorney’s fees against MERS as a result of
this disclaimer of interest.

23 **IT IS HEREBY STIPULATED AND AGREED** that MERS hereby disclaims any and
24 all interest in the Deed of Trust against the Property.

25 **IT IS FURTHER STIPULATED AND AGREED** that the above-referenced matter,
26 including all claims for relief thereto, shall be dismissed WITH PREJUDICE as against MERS.

1 **IT IS FURTHER STIPULATED AND AGREED** that nothing in this Stipulation and
2 Order is intended to be, or will be, construed as an admission of the claims or defenses of the
3 parties.

4 **IT IS FURTHER STIPULATED AND AGREED** that each party shall bear its own
5 attorney's fees and costs.

6 DATED this 1st day of December, 2017.

7 DATED this 1st day of December, 2017.

8 WRIGHT, FINLAY & ZAK, LLP

9 KIM GILBERT EBRON

10 /s/ Yanxiong Li, Esq.

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18 Electronic Registration Systems, Inc.*

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 claimant, SFR Investments Pool 1, LLC*

19 **ORDER**

20 IT IS SO ORDERED:

21 December 4, 2017.

22 DATED

23 
24 RICHARD F. BOULWARE, II
25 United States District Judge